

Building Number:	631
Area:	West Barracks
Date of Construction:	1887-1888
Period of Significance:	1880-1899
Historic Use:	Hospital Steward's Quarters
Current/Recent Use:	Commanding Officer's Quarters
Occupancy:	R
Hazard Level:	Not Available
Number of Floors:	2 Stories and a full basement
Basement:	1,058 sq. ft. (per January 2000 SERA report)
First Floor:	1,043 sq. ft. (per January 2000 SERA report)
Second Floor:	775 sq. ft. (per January 2000 SERA report)
Exterior Materials:	Painted wood rustic drop siding



Task One: Conditions Assessment

Site Context

- This building originally sat west of the Post Hospital (Building #614) but was relocated to its current location when Interstate-5 was built. It is located at the corner of McLelland Road and McLoughlin Road to the east of the Hospital Steward's Quarters (Building #621). It faces the O.O. Howard House across a rather desolate parking lot.

Vehicular Circulation

- Vehicular access to the front of the building is on McLelland Road, with a driveway to the rear of the house from McLoughlin Road that serves both building #621 and building #631. There is parallel parking along McLelland Road. Parking is also available in the lot between the house and the O.O. Howard House.

Pedestrian Circulation

- There is a sidewalk at the front of the house that is connected to the front door by a walk. There is also a sidewalk that connects the front walk and the back of the house along the west side of the house.

Exterior Assessment

- Summary: This house has seen many changes over the years, and only a small part of the original remains. The style of the house is a simplified Queen Anne,



which originally had an asymmetrical façade with one dormer in the front. Additions were built in 1952 after the move. The porch to the east was removed to accommodate a two-story addition with bedrooms on the first and second floors, over a garage in the basement. A new kitchen and dining room were added at the back. A small center gable dormer was also added over the entry.

Architectural details including window shutters and trim have been removed. The additions to the south and the east are intrusive, altering the massing of the original house, greatly increasing the building's footprint. The furnace chimney was moved to the west wall in order to accommodate a new fireplace in the living room. The house also sits lower to the ground, further emphasizing the horizontal lines of the additions as opposed to the original vertical orientation.

- Site: The concrete walks are in poor to fair condition with a lot of biological growth. A structural engineer should check the retaining wall at the garage. There may need to be a guardrail where the height difference from the yard is 30" or more. There is a lot of debris in the driveway and it should be checked for proper drainage and that the drain is working.
- Foundation: The CMU foundation from the relocation in 1952 is in good condition. There is a blocked vent on the west side.
- Walls: The exterior walls are wood frame with rustic drop siding that is in fair condition. The paint is peeling. There are some split boards and evidence of corroding nail heads staining through the paint. The siding at the dormers on the south side needs repair.
- Trim: The window and door casing is flat. The bay window to the right of the entry retains the original drip cap and moldings at the head trim. These were typical of the original building, but have been removed from other windows. The belly band consists of a sill and a 1x skirt board. The corner boards are simple 1x boards that are loose and have peeling paint. In general there is deterioration at the bottom of vertical trim pieces.
- Windows: The windows are wood double-hung one-over-one and two-over-two lites with non-contributing aluminum screens. There are large picture windows on the west that are not appropriate to the building's style. Glazing stops in many of the windows need to be replaced. Deteriorated sills and jambs also need repair.
- Doors: The front door is an ornate paneled door with a large upper light and profiled moldings. The south door is also a wood paneled door with an upper light. The aluminum screen door is non-contributing.



- Roof, Gutters & Eaves: The roof is covered with asphalt composition shingles that have biological growth. The upper eaves are supported by decorative wood brackets, which show some deterioration, particularly at the west gable. The lower soffit is wood tongue and groove on the historic house, with plywood used at the 1950's addition. Deterioration present at the northeast corner soffit coincides with the upstairs bathroom location. The painted metal gutters and downspouts have been poorly installed. The front valleys do not require gutters but just conductor heads. Metal flashings are in generally poor condition and the roof edge flashing has not been painted. The dormers on the south side and the chimney need new step flashing. The boxed-in eaves at the rear addition have some deterioration. Cracks are present in the soffits on the west elevation. According to the Army Corps of Engineers conditions survey the attic ventilation is not adequate.
- Porches and Stairs: The front entry has carpet that is in poor condition. The condition of the floor underneath is unknown. The stairs up to the front entry are concrete and are in fair condition. The south stairs are deteriorating wood and do not comply with current codes.
- Miscellaneous: The bay window shows evidence of settlement. Some of the boards are cracked. The surface-mounted cabling and conduit detract from the character of this building. The light fixtures are not period appropriate.

Interior Assessment

- General: Overall the interior is in good condition.
- Significant features and Typical Materials: The hardwood floors are in good condition and the plaster walls and ceilings show some cracking. The gypsum wall board at the newer addition is in good condition.
- Typical Conditions: Good
- Special or Unusual Conditions: None
- Floor: The basement floor is concrete with a floor drain in the laundry room. The wood flooring in the living room is in good condition with the wood base, shoe and rounded cap intact. The kitchen has resilient sheet flooring, as does the bathroom, which is in poor condition. The other rooms have typical oak strip flooring in good condition.
- Walls: There are CMU block walls in the basement, and plaster or gypsum wall board in the rest of the house. There is some cracking in the plastered areas.



- Stair: The handrail offset doesn't comply with current codes. The treads and risers are painted wood. The basement stair needs a complying handrail.
- Ceiling: There is a drop ceiling and fluorescent light fixtures in the basement rooms. The other ceilings are plaster or gypsum wall board.
- Windows: The windows from the 1950's era additions are non-contributing. These include large picture windows in the living room and dining room that are not in character with the original house and windows.
- Doors: The front entry is a wood three-panel door with glazed top panel. The other interior doors are single flat panel doors.
- Miscellaneous: The electrical panel and the plumbing for the washer/dryer and utility sink are in the basement. The kitchen has 1960's plywood cabinets and a beat-up baseboard radiator. The fireplace is enclosed with glass doors and is painted brick with a plain brick hearth. The smoke detectors are intact.

Electrical Evaluation

- Service: Overhead conductors from the site overhead power distribution system supply the electrical service. Service entrance conductors are installed in conduit. The service equipment is circuit breaker load center, 120/240-volt, 1-phase, 3-wire, 200-ampere. Equipment is in good condition.
- Power Distribution System: There is no distribution. Branch circuits are derived directly from the service equipment.
- Wiring: Wiring method is older cloth/rubber non-metallic sheathed cable.
- Wiring Devices: Receptacles outlets are grounding and GFI type. Light switches are silent. Receptacle quantity and spacing do not comply with current code requirements. Devices are in fair condition.
- Lighting: Some light fixtures are missing components. Fixtures are in poor condition.
- Fire Alarm: Single station smoke detectors are installed in all sleeping areas as required by code.
- Telecommunications: Outlets and wiring is a simple residential phone system served overhead from the exterior.
- Emergency: Not applicable, residential occupancy usage.



- Recommendations: Repair or replace select light fixtures.

Mechanical Assessment

- Description: The heating system serving each housing unit is a hot water radiator system. The boilers serving the stand up radiators or baseboard type radiators are located in the basements of each housing unit. Bathroom exhaust fans are installed in each unit. Each kitchen has a range hood over the stove/oven. All equipment in housing units is residential type.
- Recommendations: Heating systems appear to be in very good operating condition. Because of residential usage, we would recommend checking each system for problems, leaks, etc and repair as needed. Fans and hoods should be checked for proper operation.

Plumbing Assessment

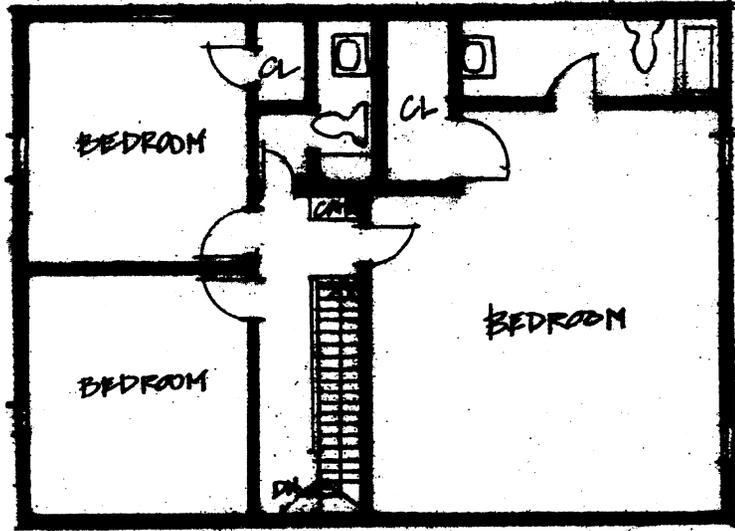
- Description: Existing plumbing fixtures are in good condition. Existing waste piping is cast iron. Existing water heaters are located in the basement near each unit boilers. Domestic water piping is carbon steel. To provide freeze protection during this unoccupied time, the domestic water has been drained and shut-off at the building. The gas service to the building has been shut-off as well.
- Recommendations: Water heaters appear to be in good condition and recommend replacement on an as needed basis. Domestic water piping can remain as is for residential type usage.

Task Two: Ultimate Treatment and Use

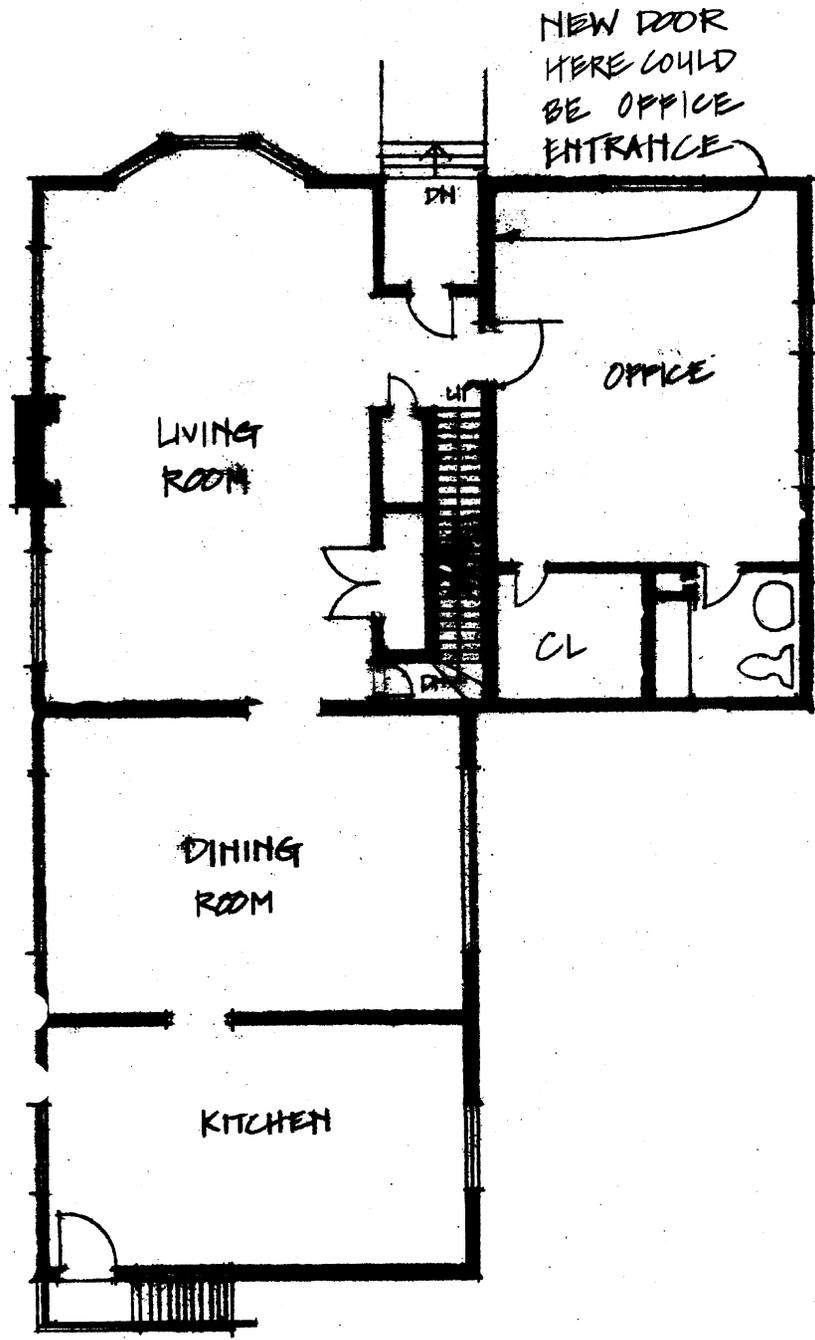
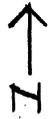
The Commanding Officer's Quarters (Building #631) is a good candidate for exterior restoration and interior rehabilitation according to the *Secretary of the Interior's Standards*. The *West Vancouver Barracks Reuse Plan* (August 2002) suggests that a residential use combined with an in-house office or business (live/work) would be the most appropriate reuse of the building. Very little work is necessary to bring this building to a point where it can be leased.

The Class 'C' cost estimate for a live/work use for the year 2003 is \$8.59 per square foot. This includes no major interior or exterior work, just the necessary most minimal repair work for a residential tenant.





BUILDING 03 LIVE/WORK
 SCALE: 1/8" = 1'-0"



Exterior Character Defining Features (From Part One of the HSR)

- Three-sided projecting bay on the lower façade
- Decorative brackets supporting eaves
- Horizontal drop siding and corner boards
- Tall, narrow windows
- Brick chimney

Exterior Recommendations

- Vehicular Circulation: While parking is sufficient for a residential use, additional parking is needed for office uses. The on-street spaces could serve as visitor or client parking. Additional parking should be provided by adding more spaces in the back, or by redesigning the parking lot north of McLelland Road. The reconfiguration of the parking spaces and landscaping would help make this area more pleasant.
- Pedestrian Circulation: The sidewalks should be repaired and widened.
- Site: A structural evaluation should be done of the retaining wall. A guardrail should be installed as required by code.
- Foundation: The vent on the west side should be re-established.
- Walls: Check for water infiltration at gutters and downspouts. Repair flashing, replace water damaged boards and siding. Replace rusting nails with galvanized nails.
- Trim: Repair or replace corner boards and repair belly band elements. Scrape and re-paint as required.
- Windows: Refurbish sash and repair sills and jambs, replace if necessary. Restore windows to full operation. Replacement of the picture windows with period-appropriate windows should be considered.
- Doors: Replace non-contributing doors with period doors. Refurbish contributing doors, especially the front and back doors.
- Roof, Gutters and Eaves: Remove the biological growth from the roof and insert zinc or copper strips to inhibit future growth. Repair eaves with appropriate material. Install new gutters and downspouts appropriately. Reconnect leaders to sub-surface drainage after ensuring full operation of system. Replace ridge flashing. Prepare and paint roof edge flashing. Repair flashing at the dormers on the south side. Replace flashing at the chimney.



- Porches and Stairs: Remove carpet in front entry and repair the floor underneath as needed. Replace front stairs. Replace south stairs as a whole.
- Miscellaneous: Repair bay window and correct settlement problem without causing additional damage. Otherwise, stabilize window in place and repair trim and siding as required. The cabling and conduit on the exterior of the building should be relocated. Remove all exposed elements and run through interior walls or concealed in-wall cavities. Active and inactive lines should be verified. Repair the adjacent material as required. Replace lighting fixtures with period-appropriate fixtures.

Interior Character Defining Features (From Part One of the HSR)

- Window and door trim where original
- Lighting fixtures in period
- Fireplace detail
- Hardwood floors
- Stairwell millwork
- Doors

Interior Recommendations

- General: The interior is already in good condition. The stairs need to be upgraded with code complying handrails. The kitchen, while functional, is not an asset and will need to be updated with a new tenant. Non-contributing interior doors should be replaced.
- Specific Space with Unique Treatment: None
- Typical: Maintain existing finishes.

Task Three: Requirement for Treatment

Compliance with Codes

Uniform Building Code (UBC):

- Occupancy proposed: R-3/B (residential and single-family and office combined)
- Construction Type: V-N (wood frame, non-rated)
- Base Area / Stories permitted: 8,000 S.F. / 2 stories (complies)
- Building Area 1,818 S.F. for upper 2 stories over 1,056 S.F. basement.
- Exits Required: 2 required; 2 provided
- Upper floor exit: 1 required.
- Crawlspace ventilation: Not applicable.
- Attic ventilation: Verify.
- Structural: Needs structural assessment.



Americans with Disabilities Act (ADA):

- In general, ADA requires existing structures to be brought into compliance with the provisions of the current code. Chapter 9, Section 1113 of the Washington State Amendments to the UBC allows Building Officials some amount of discretion dealing with historic structures. A ramp needs to be provided to make the first floor of this building accessible. The first floor restroom, kitchen and doorways should also be modified to meet ADA requirements. The basement entry should be made accessible.

Uniform Mechanical Code (UMC):

- Mechanical – needs mechanical assessment.

National Electrical Code (NEC):

- Electrical: See electrical assessment.
- Security: No security system is present, however, provisions should be made for future installation.

National Fire Protection Association Standards (NFPA):

- Fire protection system: See electrical assessment; automatic fire sprinklers are not installed.

Washington State Energy Code (WSEC):

- In general, WSEC requires alterations to existing structures to comply with the provisions of the current code. Section 101.3.2.2 of the WSEC allows Building Officials some amount of discretion dealing with structures on the National Register of Historic Places. Wall cavities should be insulated as much as possible without destroying historic materials. If the siding is removed it would present an opportunity to insulate large portions of the building without disturbing historic materials. The attic should be insulated, with provisions made for ventilation. The existing windows, however, are contributing elements to the significance of the structure in the context of the west Barracks and should be rehabilitated.

Hazardous Materials:

- A complete survey of hazardous materials present in the building needs to be conducted prior to commencing any work. Of particular concern is the possible presence of lead paint and asbestos.

Functional requirements (program) suitability with Secretary of the Interior's Standards

- Exterior: The Commanding Officer's Quarters (Building #631) gains historic significance not as individual structure, but as a contributing part of a coherent ensemble of buildings comprising Fort Vancouver's West Barracks. The



proposed change of use from living quarters to live/work space has minimal impact on the historic character of the exterior. Necessary changes to existing porches and stairs, and the addition of an accessible ramp impact non-contributing elements, and should be undertaken in such a manner as to complement the historic character of the entire West Barracks.

- **Interior:** The proposed change of use from living quarters to live/work space has minimal impact on the historic character of the interior, as the interior generally lacks features contributing to the historic significance of the West Barracks. Existing historic features including all trim and the wood floors should be preserved and can serve as patterns for new material as it is installed. Other original materials such as plaster surfaces should be preserved to the extent practicable. Necessary changes to interior partitions, mechanical and electrical systems, and the restroom layout can be made, within this context, to allow the structure to continue to serve as a part of the fabric of the West Barracks.

Task Four: Alternative Treatments

Rehabilitating the Commanding Officer's Quarters (Building #631) for use as a live/work space within the existing single-family residence does not significantly impact the historic materials of the structure itself or the historic character of the West Barracks as a whole. The first floor bedroom could be converted to a nice office space, and the basement, with its separate entrance, could also serve a business function. However, as the character of the West Barracks changes, it may no longer be possible or desirable to have single-family uses within the Barracks.

The best alternative would be to convert this building to a purely office function. The example of the conversion to the houses on Officer's Row demonstrates the viability and challenges of the proposed reuse. Issues of accessibility must be addressed, as it is not practical to install an elevator in such a small structure.

The Class 'C' cost estimate for an office use for the year 2003 is \$79.75 per square foot. This includes no major interior work, except for code upgrades, but would include work on the exterior to provide universal accessibility as required by code.

